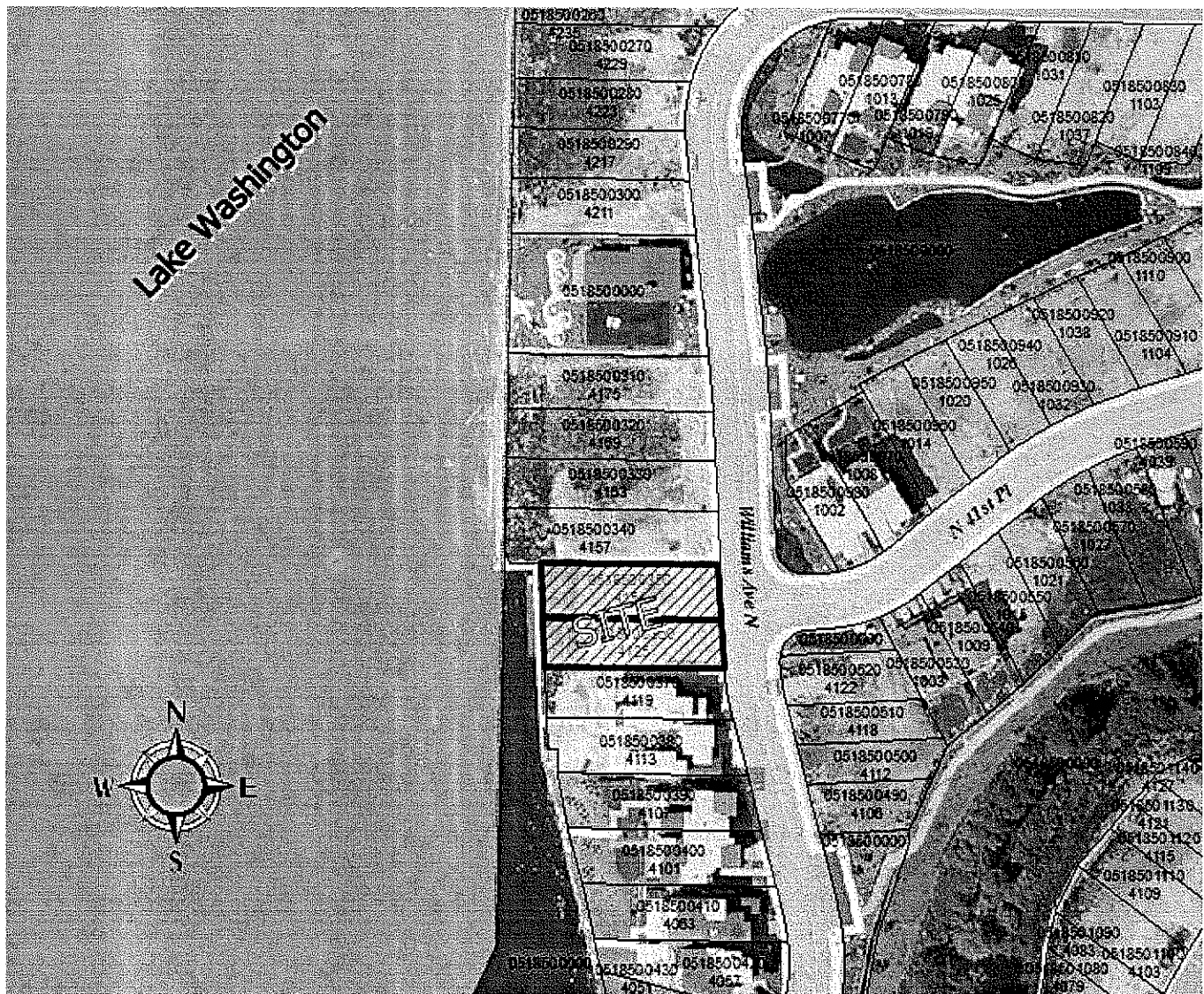


## ENVIRONMENTAL REVIEW COMMITTEE REPORT

|                              |   |   |     |
|------------------------------|---|---|-----|
| <b>ERC MEETING DATE:</b>     | March 1, 2010   |   |     |
| <b>Project Name:</b>         | Barbee Mill Community Dock II   |   |     |
| <b>Owner:</b>                | Conner Homes at Barbee Mill LLC, Attention: Charlie Conner, 846 108 <sup>th</sup> Avenue NE, Bellevue, WA 98004   |   |     |
| <b>Applicant:</b>            | Same as above   |   |     |
| <b>Contact:</b>              | David Douglas, Waterfront Construction, Inc., 10315 19 <sup>th</sup> Avenue SE, Suite 106, Everett, WA 98208  |   |     |
| <b>File Number:</b>          | LUA10-006, ECF, SM  |   |     |
| <b>Project Manager:</b>      | Gerald Wasser, Associate Planner  |   |     |
| <b>Project Summary:</b>      | <p>The applicant is requesting approval of a Shoreline Substantial Development Permit and Environmental (SEPA) Review for a proposed community dock with a 5-foot, 10-inch wide by 172-foot long main walkway and a 7-foot, 10-inch wide by 56-foot long "T" section which would provide lake access for aquatic activities of Conner Homes at Barbee Mill residents and their guests. The community dock would provide transient moorage only. A 5-foot, 10-inch wide by 26-foot long finger dock is also proposed and would extend south from the main walkway at approximately 52-feet waterward of the Ordinary High Water Mark (OHWM). The finger pier would be for the sole use of a proposed future residence located at 4125 Williams Avenue North. The dock would be fully grated, 1,592 square feet in size and supported by fourteen 6-inch and fourteen 8-inch diameter steel batter piles which would be installed using a barge-mounted vibratory pile driving system. All dock sections would be prefabricated. Dock construction is anticipated to last 12 to 15 work days and would be conducted during the Washington Department of Fish and Wildlife construction window of July 16 through December 31.</p> |   |     |
| <b>Project Location:</b>     | 4125 and 4151 Williams Avenue N   |   |     |
| <b>Exist. Bldg. Area SF:</b> | N/A   | <b>Proposed New Bldg. Area (footprint):</b> | N/A |
|                              |   | <b>Proposed New Bldg. Area (gross):</b>     | N/A |
| <b>Site Area:</b>            | 10,472 sf   | <b>Total Building Area GSF:</b>             | N/A |
| <b>STAFF RECOMMENDATION:</b> | Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).   |   |     |



## **PART ONE: PROJECT DESCRIPTION / BACKGROUND**

On May 29, 2008 the City of Renton approved a Shoreline Substantial Development Permit (LUA08-027, ECF, SM) for a community dock at Conner Homes at Barbee Mill. That dock was to have been located at 4205 Williams Avenue N, a lot which contains the community center facility for the development. On June 6, 2008 the Washington Department of Natural Resources (DNR) requested that the City of Renton place a hold on issuing building permits for this project pending the outcome of discussions on the DNR Withdrawal Order for construction in the area of the proposed dock. A hold was placed on the project on June 6, 2008. On June 28, 2008 the Washington Department of Ecology 21-day appeal period for this project ended and no appeals were filed. On March 26, 2009 the Commissioner of Public Lands determined that DNR would not initiate the process of considering a modification of the withdrawal area. The Commissioner of Public lands stated that the withdrawal was specifically created to protect the restored nearshore environment created when the former Barbee Mill was demolished and the lands restored. The withdrawal order recognized that the removal of the fill and structures in this area facilitated navigation and created potential nearshore habitat for juvenile salmon.

The applicant has decided to propose a community dock for Conner Homes at Barbee at the lot located at 4151 Williams Avenue N. This dock is south of and outside the DNR withdrawal area. The applicant's proposal is for a 5-foot, 10-inch wide by 172-foot long main walkway and a 7-foot, 10-inch wide by 56-foot long "T" section which would provide lake access for aquatic activities of Conner Homes at Barbee Mill residents and their guests. The community dock would provide transient moorage only. A 5-foot, 10-inch wide by 26-foot long finger dock is also proposed and would extend south from the main walkway at approximately 52-feet waterward of the Ordinary High Water Mark (OHWM). The finger pier would be for the sole use of a proposed future residence located at 4125 Williams Avenue North. The dock would be fully grated, 1,592 square feet in size and supported by fourteen 6-inch and fourteen 8-inch diameter steel batter piles which would be installed using a barge-mounted vibratory pile driving system. All dock sections would be prefabricated. Dock construction is anticipated to last 12 to 15 work days and would be conducted during the Washington Department of Fish and Wildlife construction window of July 16 through December 31.

The community diock would serve the upland develop,mment which includes 115-lots ranging in size from 1,800 square feet to 6,000 square feet. The lots are for the development of townhouse units, most of which are being constructed as duplex units.

The subject site was formerly a lumber mill facility. The former industrial land is in the process of being developed for a residential waterfront subdivision. In order to restore the former industrial site to a site suitable for a residential waterfront subdivision, the mill buildings were demolished, fill soils were removed from behind the bulkhead, asphalt paving, a pier, a wooden bulkhead, and piling associated with the mill operation were removed; and shoreline restoration was accomplished. The Shoreline Restoration was accomplished by the Barbee Mill Company upon cessation of the mill operation.

## **PART TWO: ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

### **A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:  
**Issue a DNS-M with a 14-day Appeal Period.**

## **B. Mitigation Measures**

1. Prior to any construction activities a silt containment curtain shall be installed around the project area to minimize impacts from disturbed sediments which may occur during pile driving activities. This silt curtain shall remain in place until construction activities are completed. Any construction debris which enters Lake Washington waters shall be immediately retrieved and placed on the construction barge.
2. If at any time, as a result of project activities, fish are observed in distress, a fish kill occurs, or water quality problems develop (including equipment leaks or spills), operations shall cease and the Washington Department of Fish and Wildlife and the Washington Department of Ecology shall be contacted immediately. Work shall not resume until further approval is given by the Washington Department of Fish and Wildlife.
3. Construction shall take place only during the Washington Department of Fish and Wildlife approved in-water work periods (fish window) currently established as July 16 through December 31.
4. The applicant shall follow recommendations contained in the Biological Evaluation/habitat Data Report and the Lake and Stream Study, dated January 19, 2010, prepared by Marine Surveys & Assessments.

## **C. Exhibits**

|            |   |
|------------|---|
| Exhibit 1  | Neighborhood Detail Map   |
| Exhibit 2  | DNR Withdrawal Area   |
| Exhibit 3  | Plot Plan   |
| Exhibit 4  | Proposed Dock Detail View and Proposed Dock Elevation View                                    |
| Exhibit 5  | Proposed 6' Dock Section A-A and Proposed 6' Section Framing                                  |
| Exhibit 6  | Proposed 8' Dock Section B-B and Proposed 8' Dock Framing                                     |
| Exhibit 7  | Planting Areas  |
| Exhibit 8  | Planting Plan   |
| Exhibit 9  | Planting Legend   |
| Exhibit 10 | Zoning Map C4 W 1/2   |
| Exhibit 11 | Email from Karen Walter (Muckleshoot Indian Tribe Fisheries Division) dated February 22, 2010 |

## **D. Environmental Impacts**

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

### **1. Water (Streams/Lakes)**

**Impacts:** The project is proposed to occur over the waters of Lake Washington within the designated Inner Harbor. The shoreline designation for Lake Washington at this location is "Urban Environment" (RMC 4-3-090G). Lake Washington is a Shoreline of Statewide Significance and is included as a Shoreline of the State. As a Class 1 lake, it is a perennial salmonid-bearing body of water. May Creek, a Shoreline of Statewide Significance, is located to the south of the proposed project. However, the proposal would not impact May Creek.

The applicant submitted two documents for this proposed project, a Biological Evaluation/Habitat Data Report, dated January 19, 2010, prepared by Marine Surveys & Assessments and a Lake and Stream Study, dated January 19, 2010, prepared by Marine Surveys & Assessments. These documents conform to the

requirements for Standard Stream and Lake Studies and Habitat Data Reports (RMC 4-8-120D). These reports are referenced here and in the Vegetation and Wildlife sections, below.

As the proposed dock would be constructed on lands covered by water, there is a potential for sediments to be dispersed within the lake, potentially affecting water quality of the lake. The applicant has provided a Construction Mitigation Description for the proposal, (dated January 20, 2010). The Construction Mitigation Description states that a silt curtain will be installed to contain any suspended sediment in order to minimize sediment impacts from pile driving activities. The description also states that in the event that any construction debris enters lake waters, it will be retrieved and immediately placed on the construction barge.

Staff recommends that the applicant be required to follow the recommendations of the Construction Mitigation Plan as specified in the Mitigation Measure below.

**Mitigation Measures:** Prior to any construction activities a silt containment curtain shall be installed around the project work area to minimize any impacts from disturbed sediments which may occur during pile driving activities. This silt curtain shall remain in place until construction activities are completed. Any construction debris which enters Lake Washington shall be immediately retrieved and placed on the construction barge.

**Nexus:** SEPA Environmental Regulations, Shoreline Master Program

## 2. Vegetation

**Impacts:** The applicant submitted a Lake and Stream Study for the Conner Homes at Barbee Mill LLC /Conner Homes at Barbee Mill Joint-Use Pier Project, dated January 19, 2010, prepared by Marine Surveys & Assessments. The study identifies that upland restoration of the overall Barbee Mill site involved planting along the Lake Washington shoreline including plantings on the subject property. The Study states that existing recently planted riparian vegetation and additional plantings in conjunction with the proposed project would assist in restoring the ecological function of Lake Washington. Plants proposed would be installed from the shoreline to the upland area of 4151 and 4125 Williams Avenue N. The width of the proposed planting area would be approximately 30-feet and along the approximately 16-foot area which includes the walkway leading to the proposed dock. Proposed plantings include Vine Maple, Paper Birch, Western Red Cedar, Red Twig Dogwood, Oceanspray, Pacific Ninebark, Red Flowering Currant, Pacific Willow, Snowberry, Evergreen Huckleberry, and Squashberry.

The proposed project will take place primarily in-water and no disturbance of the restored upland vegetation would occur. Therefore, no additional mitigation is required beyond that which is proposed by the applicant.

**Mitigation Measures:** No further mitigation is required.

**Nexus:** Not applicable

## 3. Wildlife

**Impacts:** The Lake and Stream Study and the Biological Evaluation/Habitat Data Report submitted for the proposed project have identified the following bird species observed on or near the project site: hawks, herons, eagles, quail, osprey, cormorants and songbirds. In addition, the studies indicate that salmonids observed at the site include salmon and trout. Salmonids known to be present in southern Lake Washington include Puget Sound Chinook salmon, Coho salmon, sockeye salmon, steelhead trout, bull trout and cutthroat trout. Puget Sound Chinook, Puget Sound steelhead and bull trout are all listed as threatened under the Endangered Species Act (ESA). Previous shoreline remediation accomplished in conjunction with the development of the plat was designed to be consistent with Water Resource Inventory Area (WRIA) 8 Conservation Plan recommendations. As a result of remediation, shoreline that was previously unsuitable habitat for fish and other aquatic life due to extensive shoreline modifications

and industrial use of the site has been restored. The restored gravel substrate and gently sloping bottom should provide favorable habitat for winter rearing of salmon fry. The new gravel substrate to the north and the existing cobble on the subject site should be suitable habitat for benthic invertebrates which would likely attract juvenile salmonids.

Construction and operation of the proposed dock could impact salmonids; therefore, the design of the ramp and dock and construction techniques employed must be accomplished to protect the salmonids. The dock and ramp would be fully grated, allowing light to pass through the decking, and illuminating areas where predator fish might hide. The main walkway would be 5-feet, 10 inches in width, the "T" section would be 7-feet, 10-inches in width, and the finger pier would be 5-feet, 10-inches wide. A total of six (6) low voltage lights would be installed on the joint-use pier. The Washington Department of Fish and Wildlife has established a construction window for this portion of Lake Washington. The construction window allows for overwater construction to occur only between July 16 and December 31. Staff recommends that the applicant be required to adhere to this established construction window.

The proposed dock construction sequencing and mitigation proposed by the applicant would include the installation of a silt curtain (see Section 1. Water, above). The silt curtain should minimize impacts to fish species as a result of construction activities associated with the proposed project.

In addition, recently planted riparian vegetation and additional plantings in conjunction with the proposed project would benefit fish by assisting in restoration of the ecological function of Lake Washington. Plants proposed would be installed from the back of the existing bulkhead upland and would include the plants described in the Vegetation section, above.

Comments were received via email from the Muckleshoot Indian Tribe Fisheries Division on February 22, 2010. These comments are included as Exhibit 11.

#### **Mitigation Measures:**

1. Construction shall take place only during the Department of Fish and Wildlife approved construction window from July 16 through December 31.
2. The applicant shall follow the recommendations of the Biological Evaluation/Habitat Data Report, dated January 19, 2010, prepared by Marine Surveys & Assessments.
3. If at any time, as result of project activities, fish are observed in distress, a fish kill occurs, or water quality problems develop (including equipment leaks or spills), operations shall immediately cease and the Washington Department of Fish and Wildlife (WDFW) and the Washington Department of Ecology shall be contacted immediately. Work shall not resume until further approval is given by the WDFW.

#### **Nexus: SEPA Environmental Regulations**

#### **E. Comments of Reviewing Departments**

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

**Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, March 19, 2010.**

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with a \$250.00 application fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

**ADVISORY NOTES TO APPLICANT**

**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

**Planning:**

1. Construction activities shall be restricted to the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday. Work on Saturdays shall be between the hours of 9:00 a.m. and 8:00 p.m. No work shall be permitted on Sundays.
2. The approved WDFW fish window is from July 16 through December 31.

**WATER**

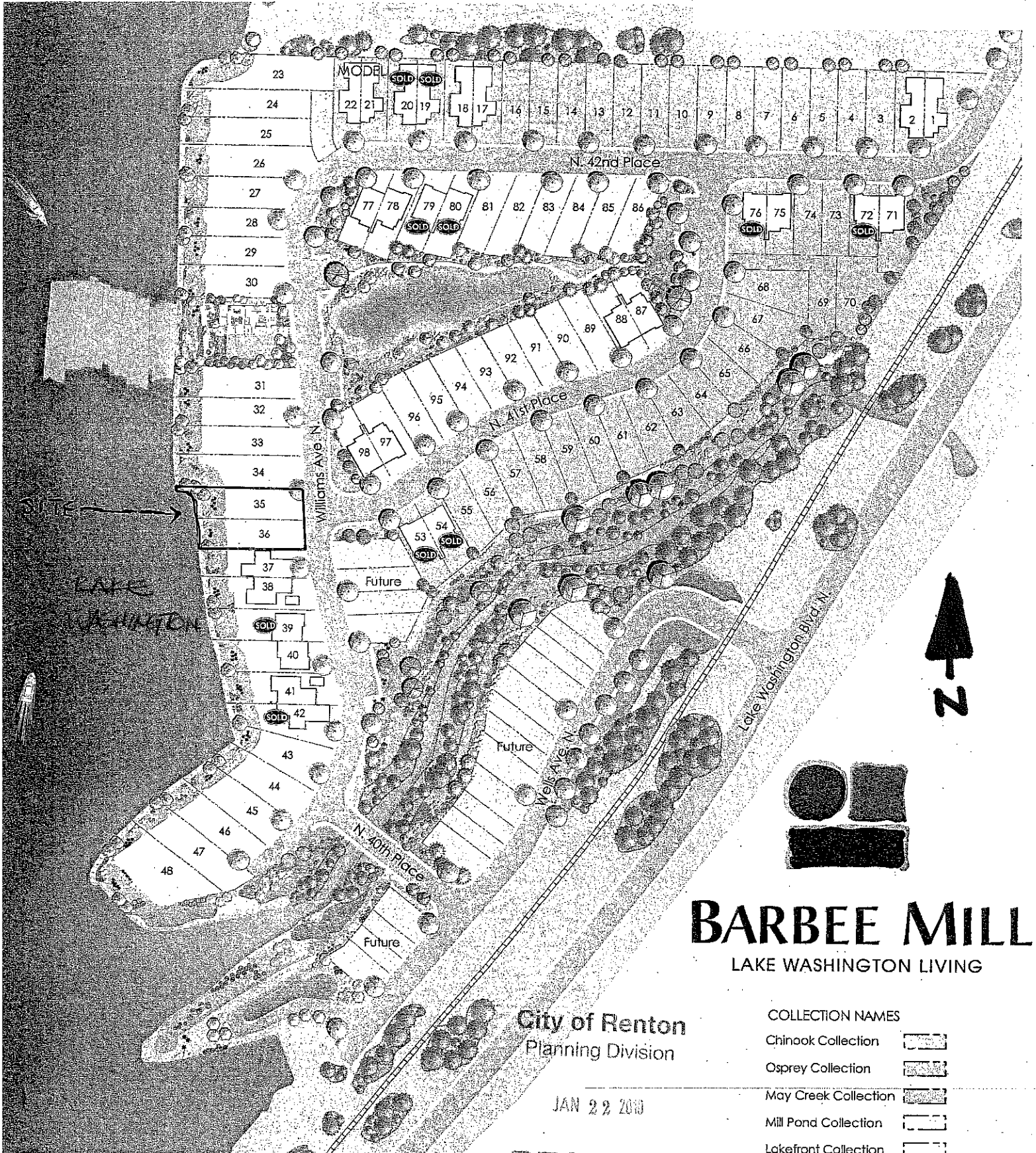
1. Cross connection control, inspection, and certification is required for any water service to the dock.
2. A water service permit is required if water service is extended to the dock.

**PLAN REVIEW - GENERAL**

1. All plans shall conform to the Renton Drafting Standards.
2. A construction permit is required. When plans are complete, three (3) copies of the drawings, two (2) copies of the drainage report, a construction estimate, application, and appropriate fee shall be submitted to the City Hall sixth floor count



# EXHIBIT 1









JAN 22 2010

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## BARBEE MILL LAKE WASHINGTON LIVING

### COLLECTION NAMES

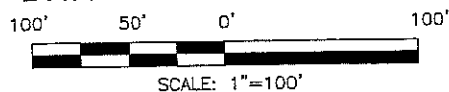
- Chinook Collection 
- Osprey Collection 
- May Creek Collection 
- Mill Pond Collection 
- Lakefront Collection 
- Available Homes 



DNR WITHDRAWAL AREA

LAKE  
WASHINGTON

DNR WITHDRAWAL AREA

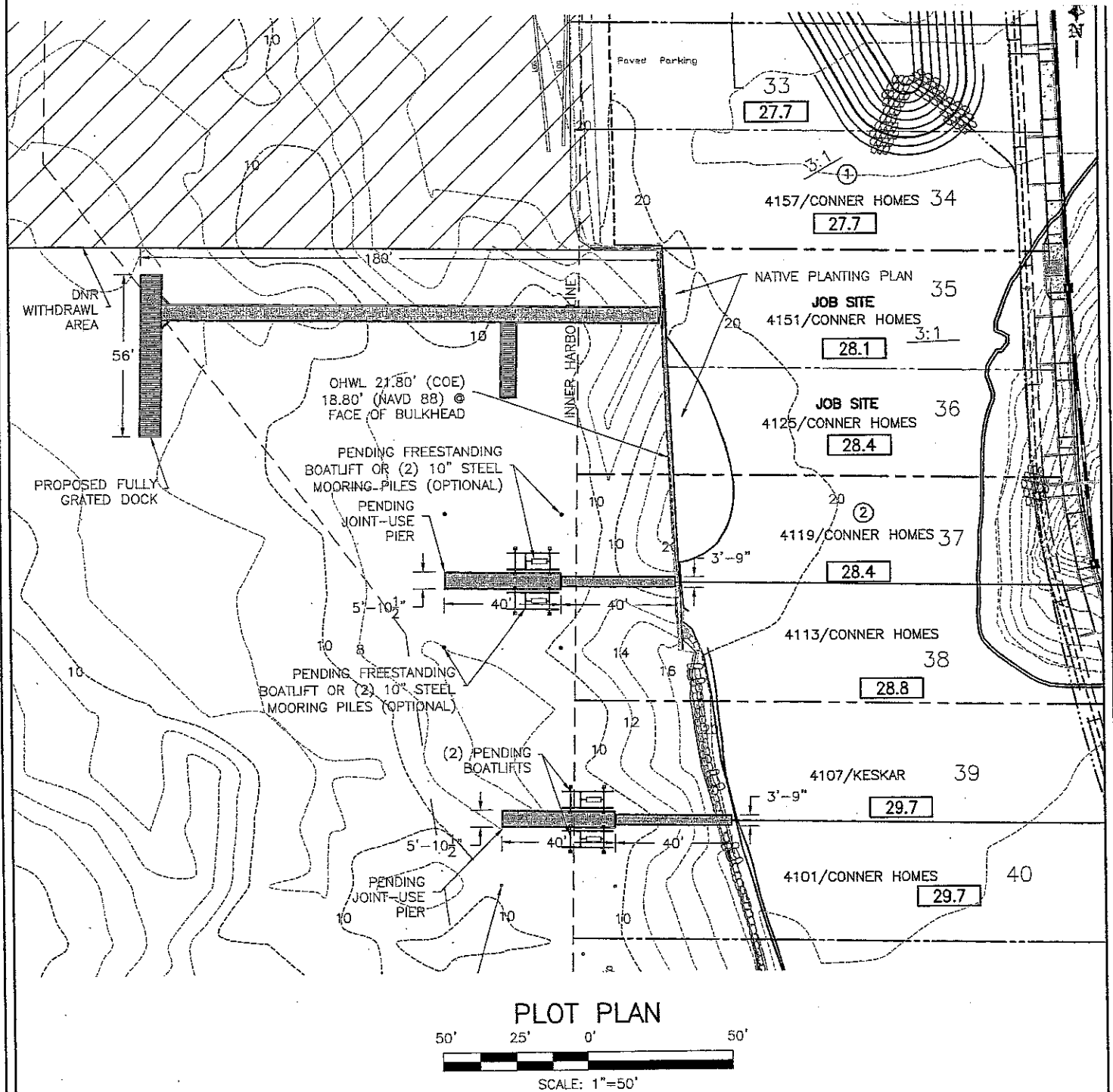


REFERENCE #:  
 APPLICANT: CONNER HOMES AT BARBEE MILL LLC

PROPOSED: INSTALL COMMUNITY DOCK

SHEET: 3 OF: 7 NEAR/AT: RENTON  
 DATE: 1-12-10 DWG#: 05-3077-A.3-1

# EXHIBIT 3



## PROPOSAL

- CONSTRUCT A FULLY GRATED 1,592SQFT COMMUNITY DOCK WITH A 5'-10" X 172' (1,003SQFT) MAIN WALKWAY, 7'-10" X 56' (437SQFT) T\* AND 5'-10" X 26' (152SQFT) FINGER PIER
- THE DOCK WILL HAVE A 100% GRATED SURFACE WITH 46% OPEN SPACE
- THE DOCK WILL BE SUPPORTED BY (14) 6" AND (14) 8" DIAMETER STEEL BATTERED PILES
- PILES WILL BE DRIVEN USING A VIBRATORY PILE DRIVER TO PRACTICAL REFUSAL
- A NATIVE PLANTING PLAN WILL BE INSTALLED

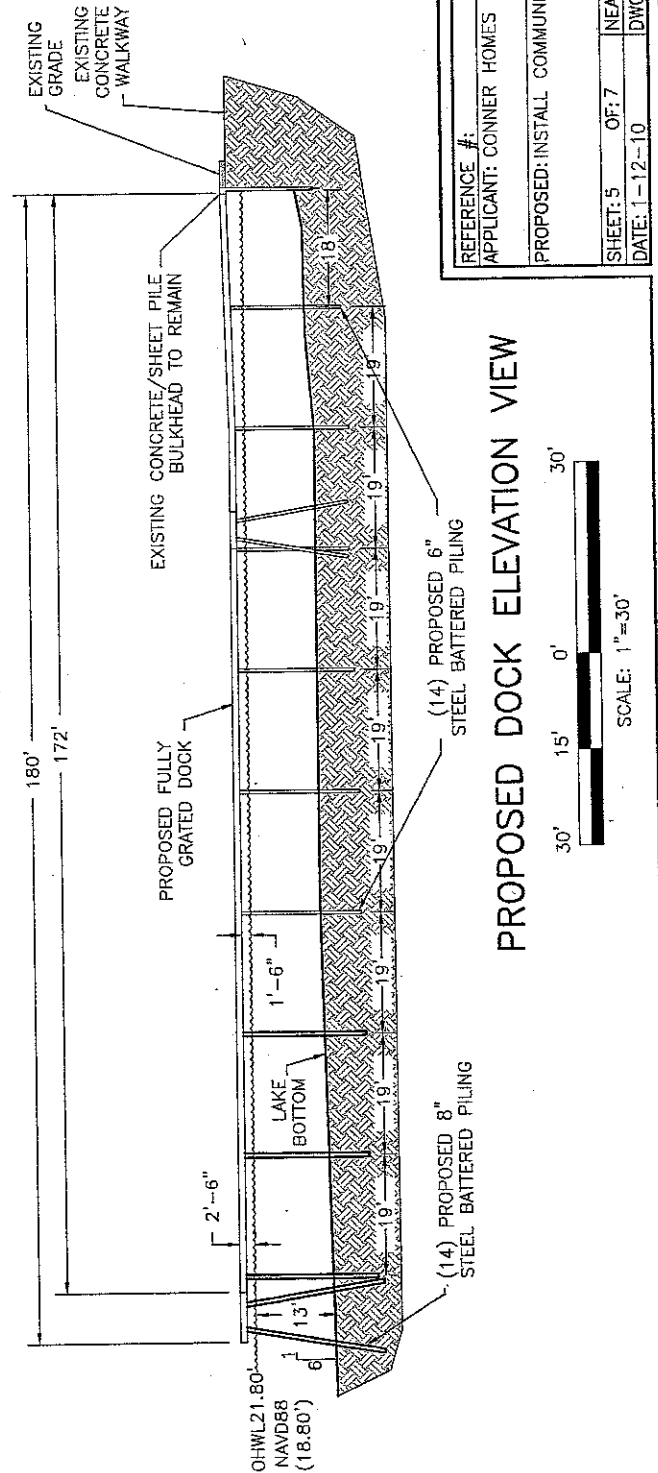
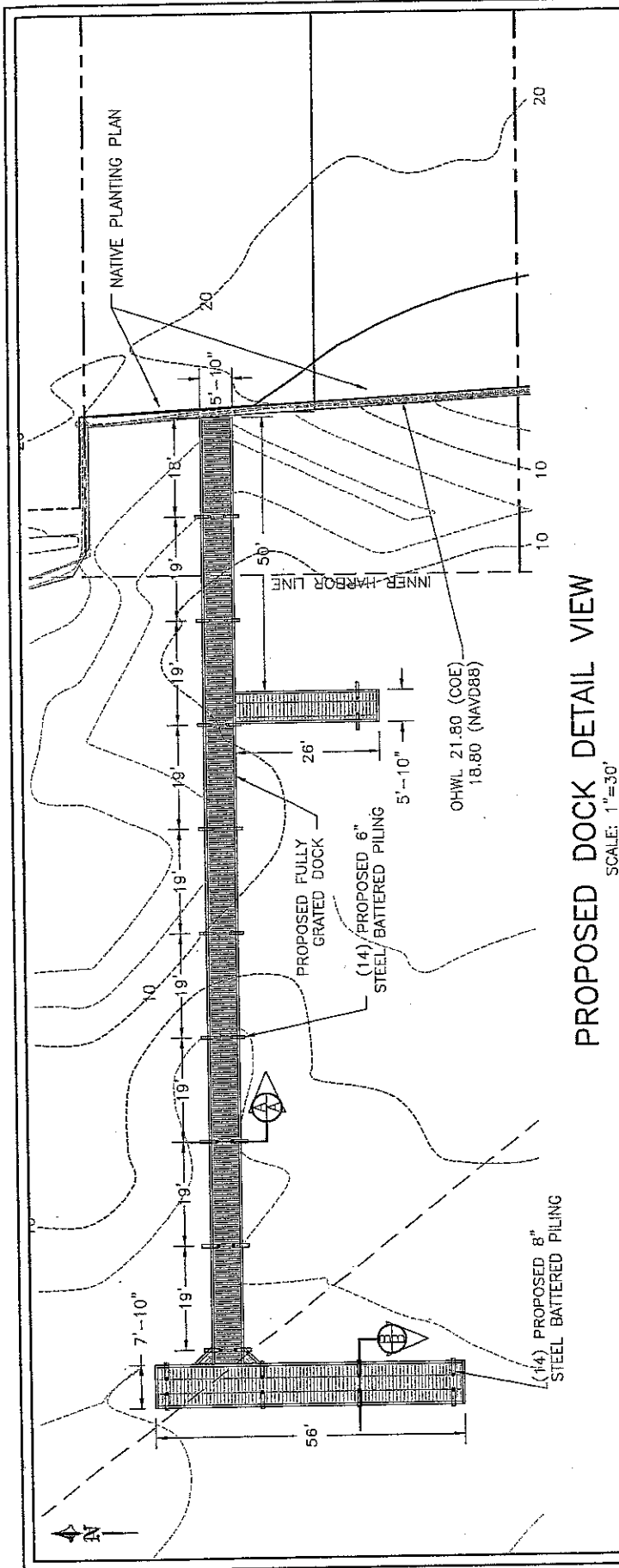
## REFERENCE #:

APPLICANT: CONNER HOMES AT BARBEE MILL LLC

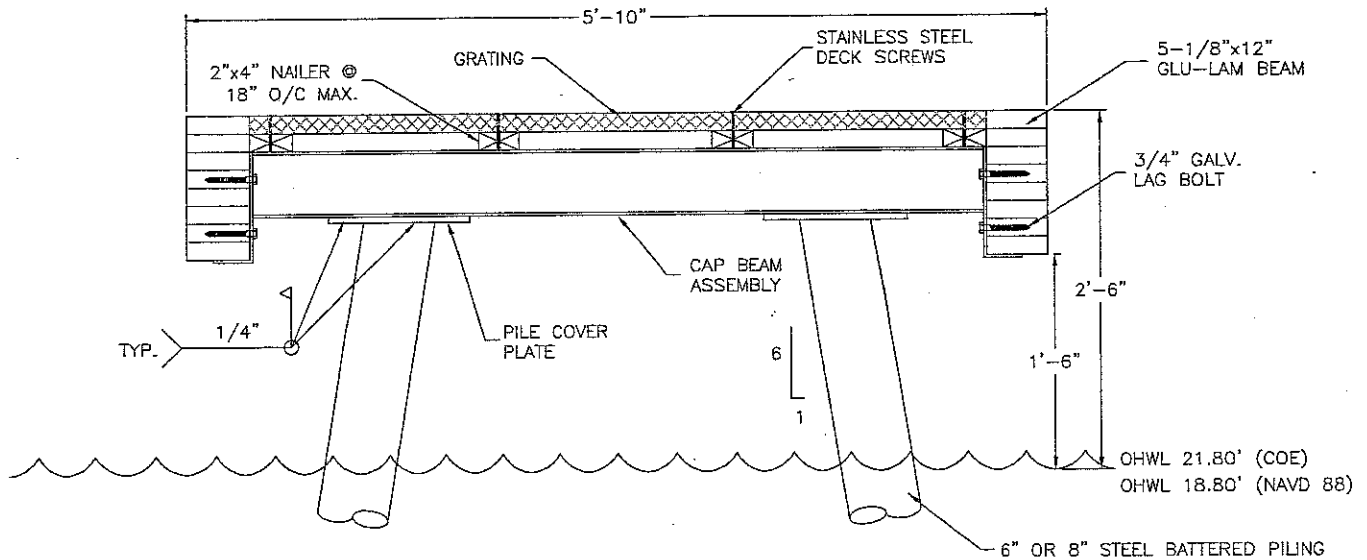
PROPOSED: INSTALL COMMUNITY DOCK

SHEET: 4 OF: 7 NEAR/AT: RENTON

DATE: 1-12-10 DWG#: 05-3077-A.4-1

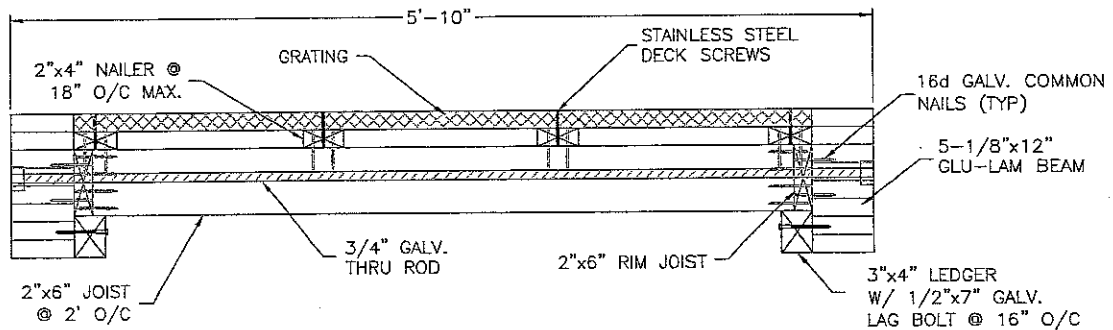


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|---------------|--|
| REFERENCE #:  | APPLICANT: CONNER HOMES AT BARBEE MILL LLC |
| SHEET: 5      | OF: 7                                      |
| DATE: 1-12-10 | NEAR/AT: RENTON                            |
|               | DWG#: 05-3077-A.5-1                        |
|               | PROPOSED: INSTALL COMMUNITY DOCK           |

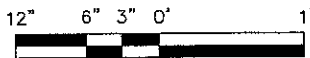


**PROPOSED 6' DOCK SECTION A-A**

SCALE: 3/4"=1'



**PROPOSED 6' SECTION FRAMING**



SCALE: 3/4"=1'

**MATERIAL LIST**

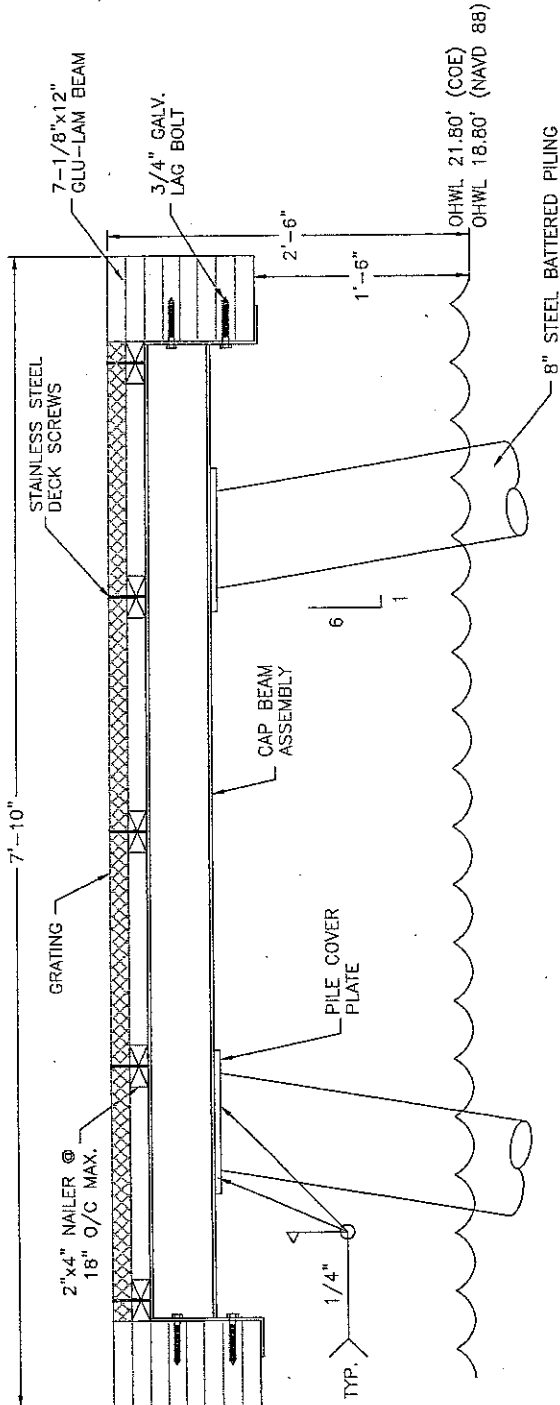
| PART      | SPECS                               | TREATMENT           |
|-----------|-------------------------------------|---------------------|
| PILING    | 6"x8" STD WALL STEEL                | EPOXY COATED OR HDG |
| CAPS      | W6x15 "H" BEAM                      | HDG                 |
| GLU-LAMS  | 5 1/8"x12" & 7 1/8"x12" DF (24F-V4) | ACZA                |
| JOIST     | 2"x6" DF #2 OR BTR                  | ACZA                |
| RIM JOIST | 2"x6" DF #2 OR BTR                  | ACZA                |
| NAILERS   | 2"x4" DF #2 OR BTR                  | ACZA                |
| GRATING   | SUNWALK POLYPROPYLENE               | NONE                |
| HARDWARE  | STEEL                               | STAINLESS OR HDG    |

NOTE:  
 ALL PILES TO BE DRIVEN TO PRACTICAL REFUSAL.

REFERENCE #:  
 APPLICANT: CONNER HOMES AT BARBEE MILL LLC

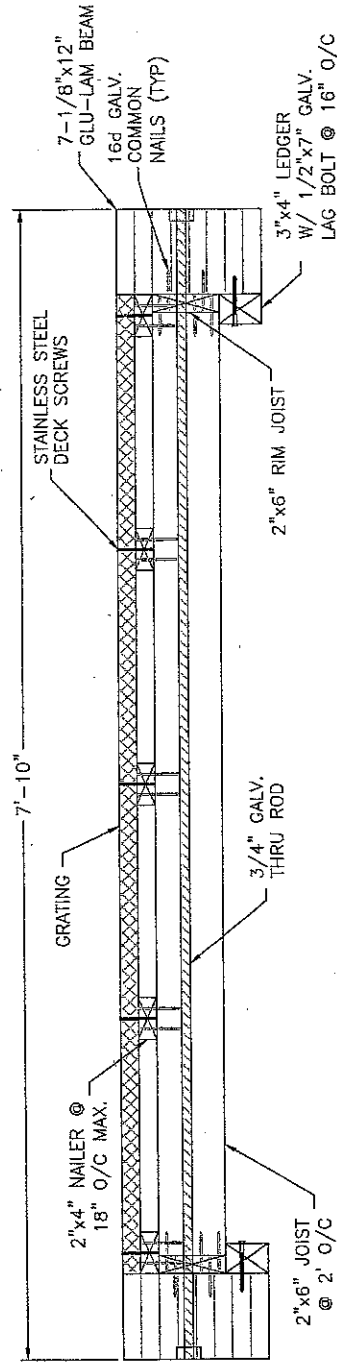
PROPOSED: INSTALL COMMUNITY DOCK

SHEET: 6 OF: 7 NEAR/AT: RENTON  
 DATE: 1-12-10 DWG#: 05-3077-A.6-1



PROPOSED 8' DOCK SECTION B-B

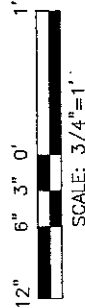
SCALE: 3/4"=1'



PROPOSED 8' SECTION FRAMING

MATERIAL LIST

| PART      | SPECS                               | TREATMENT           |
|-----------|-------------------------------------|---------------------|
| PILING    | 6"x8" STD WALL STEEL                | EPOXY COATED OR HDG |
| CAPS      | W6x15 "H" BEAM                      | HDG                 |
| GLU-LAMS  | 5 1/8"x12" & 7 1/8"x12" DF (24F-V4) | ACZA                |
| JOIST     | 2"x6" DF #2 OR BTR                  | ACZA                |
| RIM JOIST | 2"x6" DF #2 OR BTR                  | ACZA                |
| NAILERS   | 2"x4" DF #2 OR BTR                  | ACZA                |
| GRATING   | SUNWALK POLYPROPYLENE               | NONE                |
| HARDWARE  | STEEL                               | STAINLESS OR HDG    |



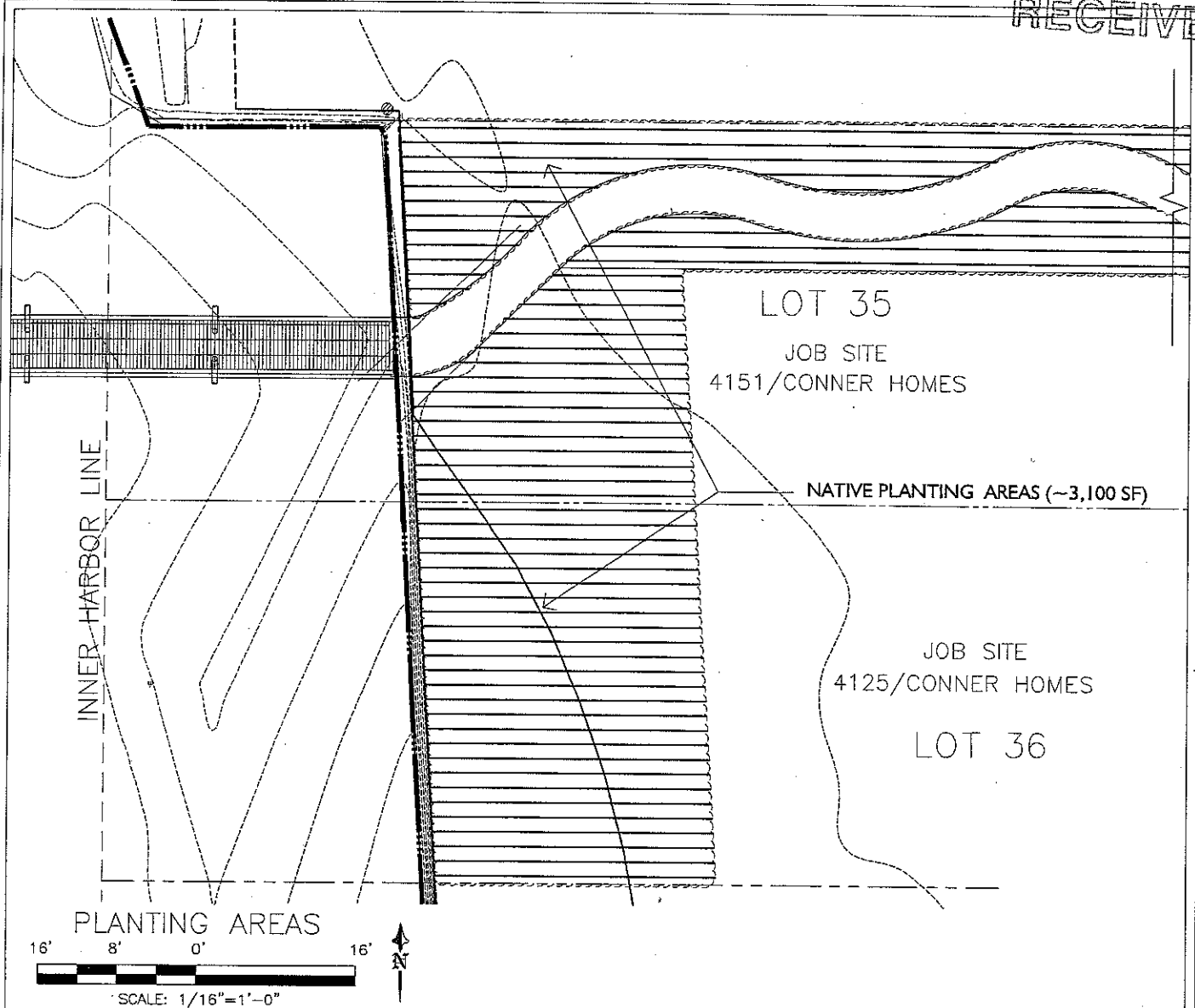
NOTE:  
ALL PILES TO BE DRIVEN TO PRACTICAL REFUSAL.

|  |                      |                 |
|--|----------------------|-----------------|
| REFERENCE #:                               |                      |                 |
| APPLICANT: CONNER HOMES AT BARBEE MILL LLC |                      |                 |
| PROPOSED: INSTALL COMMUNITY DOCK           |                      |                 |
| SHEET: 7                                   | OF: 7                | NEAR/AT: RENTON |
| DATE: 1-12-10                              | DWG #: 05-3077-A-7-1 |                 |

# EXHIBIT 7

PROJECT DESIGNED BY:  
*Waterfront Construction Inc.*  
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT  
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR I  
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

RECEIVED



PLANTING DESIGN BY



750 Sixth Street South  
Kirkland WA 98033

p 425.822.5242 f 425.827.8136  
www.watershedco.com

Science & Design

REFERENCE #:  
APPLICANT: CONNER HOMES AT BARBEE MILL LLC

PROPOSED: INSTALL COMMUNITY DOCK

|               |                     |                 |
|---------------|---------------------|-----------------|
| SHEET: 1      | OF: 4               | NEAR/AT: RENTON |
| DATE: 1-12-10 | DWG#: 05-3077-A.2-1 |                 |

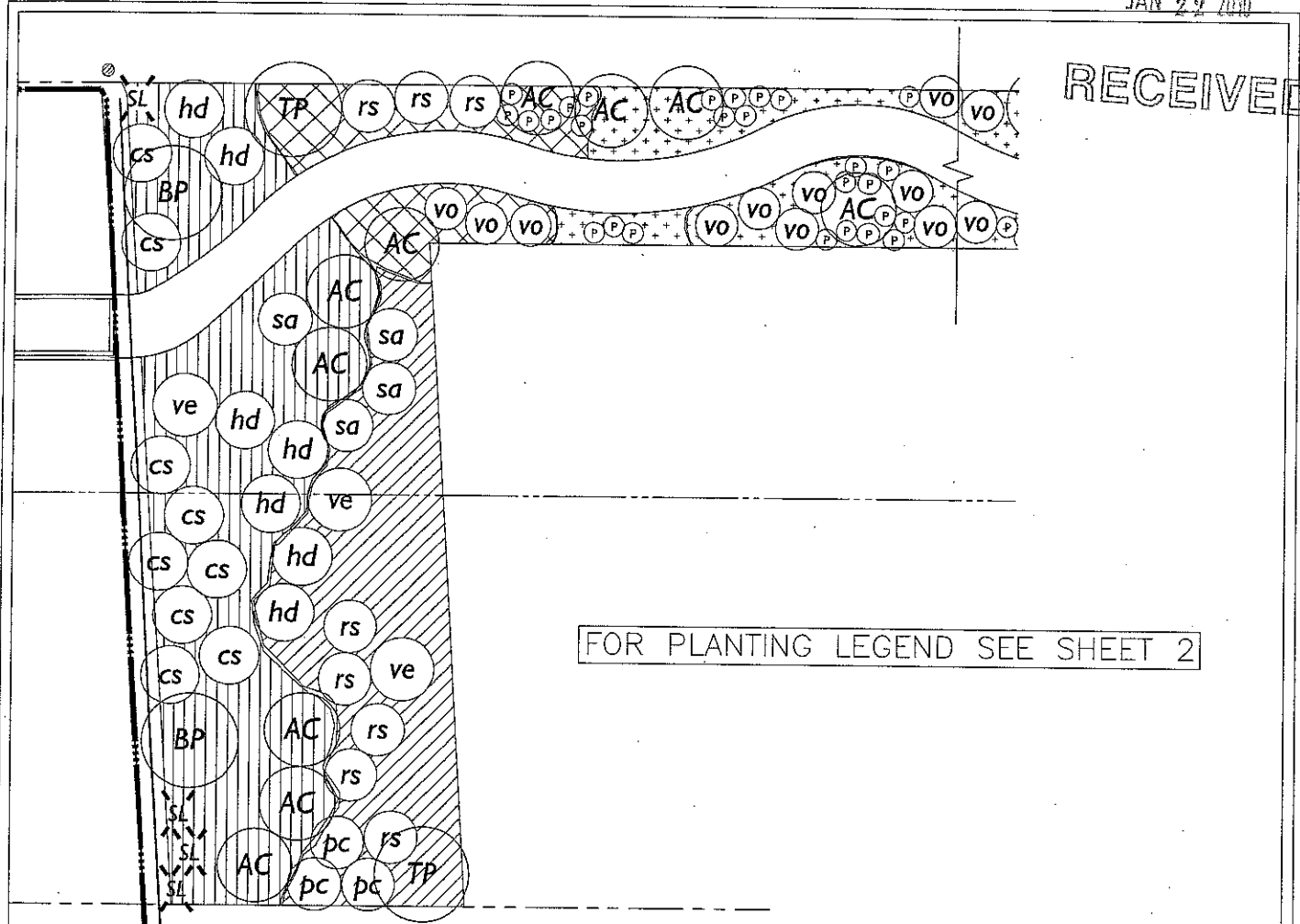


# EXHIBIT 8

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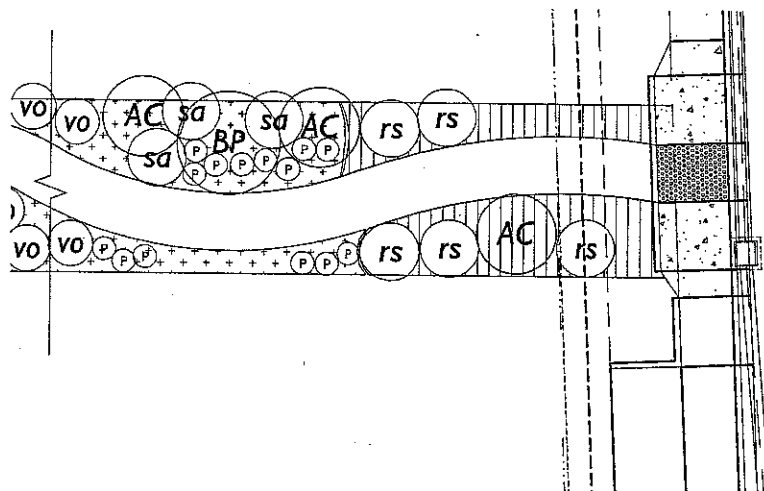
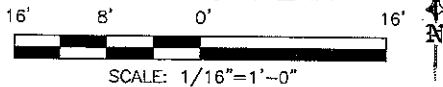
JAN 22 2010

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FOR PLANTING LEGEND SEE SHEET 2

PLANTING PLAN

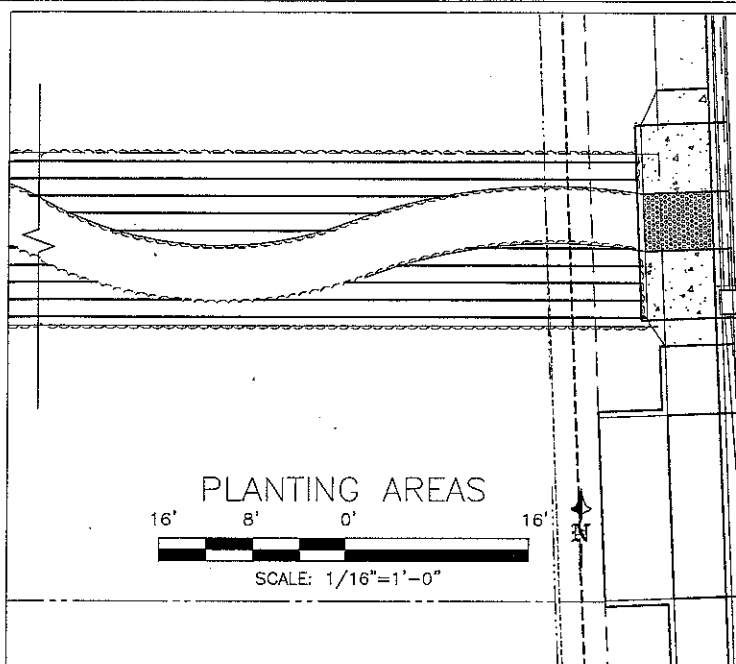


750 Sixth Street South  
 Kirkland WA 98033  
 p 425.822.5242 f 425.827.8136  
 www.watershedco.com  
 Science & Design

|  |                     |                 |
|--|---------------------|-----------------|
| REFERENCE #:                               |                     |                 |
| APPLICANT: CONNER HOMES AT BARBEE MILL LLC |                     |                 |
| PROPOSED: INSTALL COMMUNITY DOCK           |                     |                 |
| SHEET: 3                                   | OF: 4               | NEAR/AT: RENTON |
| DATE: 1-12-10                              | DWG#: 05-3077-A.2-1 |                 |

JAN 22 2010

RECEIVED



**GENERAL PLANTING SEQUENCE:**

1. Native plant installation shall occur during frost-free periods only. Preferred months for installation are between September 15th and April 15, prior to hot, dry weather. Plants may only be installed during hot weather if the contractor agrees to immediate irrigation of the entire planting area, delivering at least 2" of water per week.
2. Procure plants in legend and insure that material meets the minimum requirements outlined in the plant legend and planting details.
3. Locate all existing utilities within the limit of work. The contractor is responsible for any utility damage as a result of the landscape construction.
4. Remove all invasive weeds (if encountered) by grubbing out roots.
5. Amend soils as needed to provide min. 20% organic material throughout the planting area. Add compost to increase organic content, rototill into planting area.
6. Note: The contractor is responsible for any adverse drainage conditions that may affect proper plant growth and establishment. Notify owner of any poor drainage conditions prior to construction.
7. Layout plant material per plan for inspection by the Landscape Architect. Plant substitutions will NOT be allowed without the approval of the Landscape Architect.
8. Install plants per planting details, sheet 3.
9. Water each plant thoroughly to remove air pockets.
10. Install a 4" depth, coarse wood-chip mulch ring throughout entire project area.
11. Install a temporary irrigation system capable of delivering 2" of water per week to the entire planted area. Maintain irrigation system in working condition for two (2) summers after initial plant installation.

The landscape contractor shall maintain all plant material until final inspection and approval by the Owner or Owner's representative. All plantings and workmanship shall be guaranteed for one year following final owner acceptance.

**PLANTING LEGEND**

SCIENTIFIC / COMMON NAME QTY. SIZE / COMMENTS

**TREES**

|                                    |    |                      |
|------------------------------------|----|----------------------|
| ACER CIRCINATUM<br>VINE MAPLE      | 13 | 2 GAL, WELL BRANCHED |
| BETULA PAPIRIFERA<br>PAPER BIRCH   | 3  | 5 GAL, WELL BRANCHED |
| THUJA PLICATA<br>WESTERN RED CEDAR | 2  | 5 GAL, WELL BRANCHED |

**SHRUBS**

|   |    |                     |
|---|----|---------------------|
| CORNUS SERICEA<br>REDTWIG DOGWOOD             | 9  | 2 GAL, MULTI-STEM   |
| HOLODISCUS DISCOLOR<br>OCEANSPRAY             | 7  | 2 GAL, FULL & BUSHY |
| PHYSOCARPUS CAPITATUS<br>PACIFIC NINEBARK     | 3  | 2 GAL, FULL & BUSHY |
| RIBES SANGUINUM<br>RED FLOWERING CURRANT      | 13 | 2 GAL, FULL & BUSHY |
| SALIX LUCIDA ssp. LASIANDRA<br>PACIFIC WILLOW | 4  | 1 GAL               |
| SYMPHORICARPOS ALBUS<br>SNOWBERRY             | 7  | 2 GAL, FULL & BUSHY |
| VACCINIUM OVATUM<br>EVERGREEN HUCKLEBERRY     | 12 | 2 GAL, FULL & BUSHY |
| VIBURNUM EDULE<br>SQUASHBERRY                 | 3  | 2 GAL, FULL & BUSHY |

**GROUND COVER**

|  |     |  |
|--|-----|--|
| ARCTOSTAPHYLOS UVA-URSI<br>KINNICKINICK    | 280 | 2.5" POTS, 24" O.C.  |
| ASARUM CAUDATUM<br>WILD GINGER             | 108 | 2.5" POTS, 24" O.C.  |
| MAHONIA NERVOZA<br>LOW OREGON GRAPE        | 54  | 1 GAL, 24" O.C.  |
| POLYSTICHUM MUNITUM<br>SWORD FERN          | 41  | 4" POTS  |
| CAMPANULA ROTUNDFOLIA<br>COMMON HAREBELL   | 78  | PLANT AT LEAST 2 OF THE LISTED SPECIES;<br>1 GAL, 30" O.C. |
| CASTILLEJA MINATA<br>COMMON RED PAINTBRUSH |     |  |
| DELPHINIUM MENZIESII<br>MENZIES' LARKSPUR  |     |  |
| PENSTEMON SERRULATUS<br>COAST PENSTEMON    |     |  |

**PLANTING DESIGN BY**



750 Sixth Street South  
 Kirkland WA 98033

p 425.822.5242 f 425.827.8136  
 www.watershedco.com

Science & Design

**REFERENCE #:**

APPLICANT: CONNER HOMES AT BARBEE MILL LLC

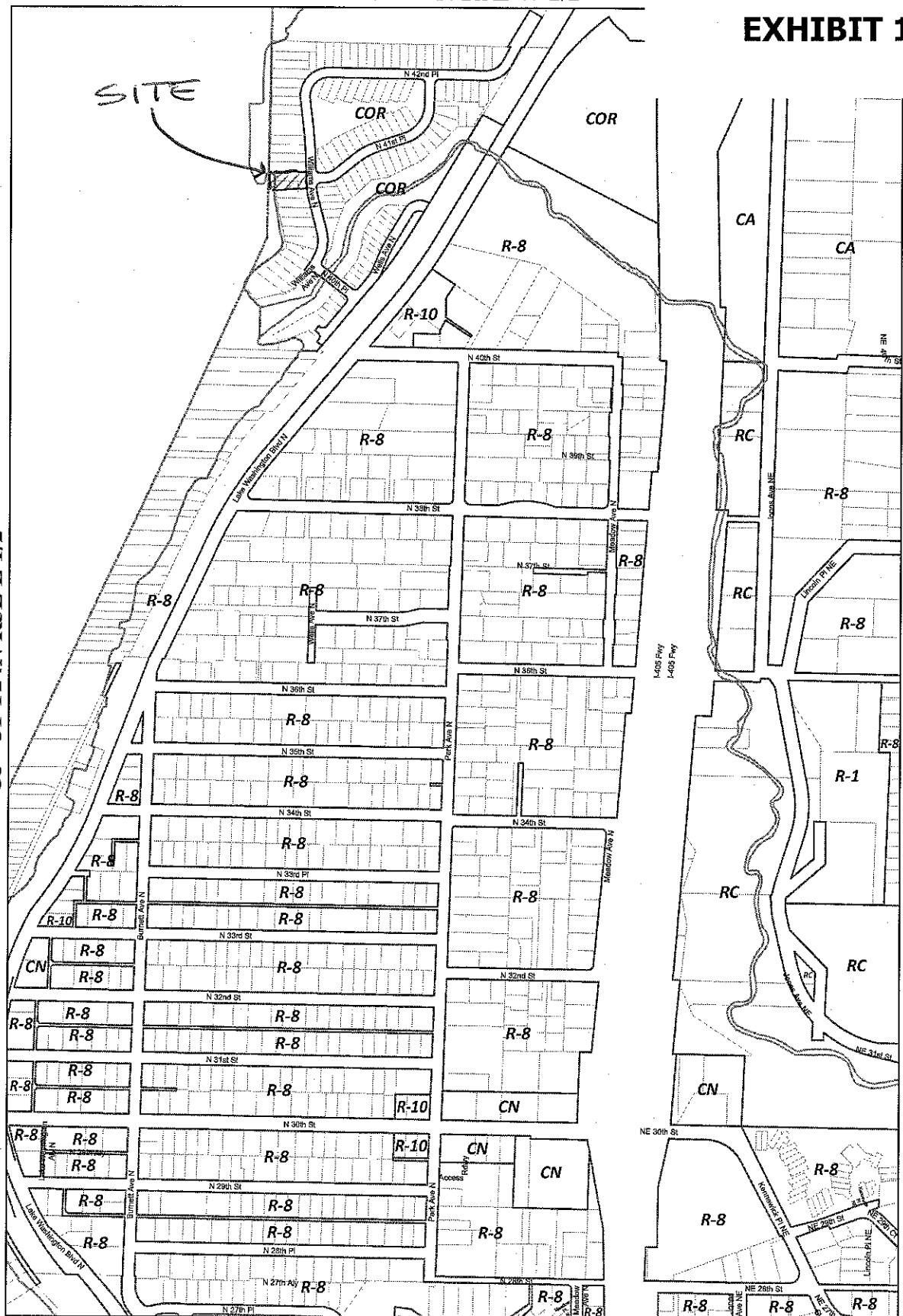
PROPOSED: INSTALL COMMUNITY DOCK

SHEET: 2 OF: 4 NEAR/AT: RENTON

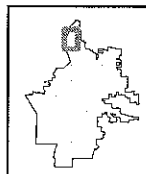
DATE: 1-12-10 DWG#: 05-3077-A.2-1

**EXHIBIT 10**

**C4 - 32 T24N R5E E 1/2**



**D4 - 05 T23N R5E W 1/2**



# C4

**32 T24N R5E W 1/2**

5432

**From:** Karen Walter [Karen.Walter@muckleshoot.nsn.us]  
**Sent:** Monday, February 22, 2010 4:56 PM  
**To:** Gerald Wasser  
**Cc:** Lull, Lori C NWS; monica.shoemaker@dnr.wa.gov; Alisa Bieber  
**Subject:** Barbee Mill Community Dock II, LUA10-006, ECF, SM, Notice of Application and Proposed Determination of Non-Significance, Mitigated (MDNS)

Mr. Wasser:

The Muckleshoot Indian Tribe Fisheries Division has reviewed the Notice of Application and proposed Determination of Non-Significance, Mitigated (DNS-M). We do not have sufficient information to fully evaluate this proposal; however, we do have some initial comments about this project as noted below:

1. The City should work with the DNR remediation coordinator to make sure that the proposed dock and its transient moorage and permanent moorage uses will not adversely affect or compromise the DNR lands clean-up site to the north.
2. It is not clear how the project will ensure that only transient moorage is used on the community dock portion of the project. Additional information is needed included the City's codes or conditions that will enforce this usage.
3. There needs to be a limit on the number of boatlifts or jetski lifts allowed on the private finger dock of the community dock. The project should be conditioned to allow only one boatlift or jetski per owner of the private finger dock. If only one owner is using the private dock (page 6 of checklist), then only one watercraft should be allowed.
4. The first 30 feet of the community dock should be reduced in width to a maximum of 4 feet. It is currently proposed for 5'10" width.
5. The information regarding the vegetation plan is insufficient. Per the Administrative Site Plan Review Report and Decision (dated March 19 2007) for the Barbee Mill Level 1 Site Plan review, it states:

"A 50 foot strip of open space between the Ordinary High Water Mark of Lake Washington and the Lakefront Homes is a requirement of previous land use actions. Also required is the division of this buffer into 2 zones, a 15 foot 'residential landscape zone' and a 35-foot 'native plant zone'.

The Lake and Stream Study (January 19, 2010) notes that "the upland redevelopment required extensive regarding and clearing; a mitigation planting plan was agreed upon that includes planting along the Lake Washington shoreline. In accordance with this mitigation plan, plantings on the subject property have been installed. In conjunction with construction of the proposed Community Dock, additional native plants, shrubs, and/or trees will be planted as specified in applications to, and as approved, by the Washington State Department of Fish and Wildlife and the U.S. Army Corps of Engineers (Figures7-9).

We have reviewed Figures 7-9 and are unable to discern where the additional plantings are compared to the existing plantings that were required from the plat conditions for the 35-foot native plant zone. A new figure needs to be created that shows exactly where, how many, and what plant species were planted in the 35 foot native plant zone that was required from the plat conditions. Another figure should be created that shows the existing plantings and where, how many and what plant species are proposed as additional plants that will serve as mitigation for the community dock. We are concerned that the project is attempting to seek credit for the previous plantings done as required by the plat conditions as mitigation for the new dock.

6. There is no information about potential nighttime lighting of the dock. More information is needed.
7. The MITFD is reviewing this project for potential impacts to MIT fishing access. If we determine that there are MIT fishing access concerns, we will be working with the US Army Corps of Engineers via their permitting process to resolve these concerns.

We appreciate the opportunity to review and comment on this proposal. We look forward to the City's response to better help us understand this project and its potential impacts to salmon and their habitats.

Thank you,  
Karen Walter  
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division*  
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